CITY REAL ESTATE FOR SALE. From Battery to 14th St., Inclusive, JONES ST., NEAR BLEECKER-OLD BUILDINGS; splendid site for flat; price \$17,000, GEO. SEGEE, 171 Broadway. LOTS IN NEIGHBORHOOD OF NEW APPRAISERS' steres for sale chesp. MELVIN, 80 East 10th st.

PITT ST. SIG 000 CASH, RENT \$3,100, FIVE STORY Tanement, full size lot.
FOLSOM BROTHERS, 834 BROSAWAY. VALUABLE PIECE OF DOWNTOWN INVESTMENT

Property near the Cortlandt st. "L" station.

Not rental of nearly dvs per cent.

Ronts increased after May 1; superb investment

V. R. STEVENSON & CO., 106 Breadwa WE HAVE BEEN DIRECTED BY OWNER TO SELL A FOUR STORY HIGH STOOP SINGLE PLAT HOUSE ON 12TH ST., BETWEEN 2D AND 3D AVS.; FULL LOT: HOUSE IN PERFECT ORDER AND WELL RENTED. AN OPPORTUNITY FOR INVESTORS. FOR PARTICULARS AND PERMITS APPLY TO

JOHN G. FOLSOM, 14 BIBLE HOUSE, WE HAVE NO BRANCH OFFICE. WEST 9TH ST. NEAR 5TH AV.—DESIRABLE three story high stoop private House, 25.1x60x14 block; terms moderate; desirable location. FOLSOM BROTHERS, 834 Broadway.

Above 14th St., 5th Av. to East River.

FOR SALE. VALUABLE PIFTH AVENUE PROPERTY.

southwest corner 21st st ... known as the SOUTH REFORMED CHURCH.
92 feet by 142.6.
SAMUEL SLOAN, 26 Exchange place.
JOSEPH B. LOCKWOOD, 52 Wall st.

A.-A.-481, 433 AND 435 EAST S9TH ST.,
27x100:
three five story doubt renamonts in fine order, numpsite
supply water to upper floors. fully rented; will be sold
reasonable; full particulars of
OH. VOLVING & SON,
57th at, and 3d av.

A.-12TH ST. NEAR 2D AV.
Attractive three story brown stone Dwelling, 20 feet wide, for sale; price low; Stuyresant lease.

ALFRED E. MARLING, 150 Broadway.

A SPECIAL BARGAIN.—ATIENTION, MOUSE BUY-ers.—Four small three story new Dwellings, all modern improvements; below value; easy terms; vicinity Menut Morrie Park Executor's Attorney, 71 Breadway, room 123, 1 to 2 P. M.

233, to 2 F. M.

A. A. THE GREATEST BARGAIN ON THE EAST slid; four families to a floor; price \$18,000; \$3,000 cash uly required; routs \$2,000; two storps; av. A. near 70th to the four stores; av. A. FOUR STORY HIGH STOOP BROWN STONE fouse, No. 41 East 53d st., 20x55x100, with large extension. For permit call at Grenoble office, 57th st. and 7th vv.

AV.

A GREAT BARGAIN.—ONE OF THE BEST INVESTments ever offered: handsome corner Single Flat, below
50th at., renting for \$4,300; price \$293,500; only \$5,000
cash required.

SIRE BRUS, 183 Breadway.

A.—FOUR LOTS FOR SALE, 112TH ST., NEAR IST
av., ready for immediate improvement; price low.

ALFRED E. MARLING, 150 Breadway, corner Liberty. ALFRED E MARLING, 150 Broadway, corner Liberty,
A.A.—TO BUILDERS—LOTS, WITH LIBERAL
DORS, east and wast sides. GEO. SEGES, 171 Broadway.
A THREE STORY BROWN STONE RESIDENCE,
with extension to second floor. Call 149 East 78th st.
A RAKGAIN.—ELEGANT THREE STORY HIGH
stoop brown stone House; subscellar. J., 242 East 33d st.
CGRNER FLAT. HAVING NEARLY HALF BLOUK
frontage on a leading business avanue, near 42d st.; only
55,000 cash required. Apply STEIN, 840 2d av.
EAST 14TH ST., NEAR 2D AV.—FOUR STORY PRIvate House, lot 25x103.
FOLSOM BROTHERS, F34 Broadway.
FOR SALE—TWO FIRST CLASS DOUBLE FLATS

FOR SALE—TWO FIRST CLASS DOUBLE FLATS on 86th st., west of 36 av.; all improvements; heated halla, &c.; newly decorated and renovated; will not over 14 per cent on an investment of \$10,000. Apply, between 1 and \$3 o'clock, 77 Cedar st., room 12.

FOR SALE OR TO LET—NO. 82 RAST 77TH ST., corner Park av., four story twenty feet brown stone Residence, handsomely finished and every improvement; very reasonable terms. Full particulars of \$TODDART & HART, Attorneys, 49, 51 Chambers st., New York.

FOR BALE-158 EAST 102D ST., FOUR STORY brown stone Tenemest, 20 by about 60 by 100; S11,000, COUDERT BROTHERS, 70 William at. INSPECTION INVITED BEFORE COMPLETION.—
Spriotly first class four story large extension private
Dwellings, north side 92d at., 100 feet east of 5th av.,
overlooking Central Park.
Titles will be guaranteed by the Title Guarantee
AND TRUST COMPANY, 55 Liberty at.
WALTER REID, 1,472 Sd av.

MUST BE SOLD TO CLOSE AN ESTATE-HAND-some four story private House, 21x50x100; East 37th st.; perfect order. FOLSOM BROTHERS, 884 Broadway. TO BUILDERS .- WE CAN LEASE THE PLOT OF LAND SOUTHEAST CORNER 77TH ST. AND LEX-INGTON AV., 145X102.4, FOR A TERM OF 21 YEARS,

WITH RENEWALS, ON VERY PAVORABLE TERMS AND CONDITIONS. APPLY TO JOHN G. FOLSOM, 14 BIBLE HOUSE. WE HAVE NO BRANCH OFFICE. TWO DECORATED PRIVATE DWELLINGS FOR sale, 1,232 and 1,234 Madison av., between 88th and 89th sta.; watchman on the premises.

E. KILPATRICK, Builder.

4 STORY STONE FLAT, NEAR PARK AV.; ALL IM-prevenuents; \$12,000. INVESTMENT, box 140 Heralu. 81,000 CASH, -A GREAT BARGAIN-HANDSOME new House; all improvements; modern style; near Madi-son av. SIRE BROS., 183 Broadway. \$3,000 CASH, BALANCE MORTGAGE, WILL PUR chase four story brown stone House, Lexington av., be-low 99th st. reated, \$1,600 per year. ANDERSON, 89 White st. \$10,000 CASH, \$38,000 MORTGAGE, PURCHASES elegant five story double brick and iron Flat, modern improvements, near 125th st. and 3d av. ANDERSON, 89 White st.

The style, finish and workmansup in sucm it owner, not excepting those for which double the money is asked.

A CRITICAL EXAMINATION WILL SATISFY ANY EXPERT THAT THEY ARE THE CHEAPPRA AND BEST HOUSES for the money new in the market; are different STYLES and SIZES, REASONABLE PRICES AND TERMS made to suit. Photographs and circulars, giving full description, mailed on application. Apply on promises, or of D. T. KENNEDY, BUILDER, 10.50 LEXINGTON AV.

A.—PERRLESS MANSIONS, MANHATTAN SQUARE North (Sist st., between 8th and 9th ave.); cabinet finish, 25a,95; four stories, basement and collect; classical, original and unique: "!." station at corner; inspection invited; see article on these houses by Russell Sturgess, architect, in "The City House" in Scribner's for June. 1890.
Tisles will be guaranteed by policies of title insurance of the TITLE GUARANTEE AND TRUST COMPANY, 55 Liberty st. New York. RICHARD DEEVES, Owner and Builder, 66 West 85d at.

So Liberty at. New York. RICHARD DERVEN, Owner and Builder, 60 west 85d at.

A.-A.-BEFORE BUYING ANYWHERE ELSE examine the PINEST HOUSES on the FINEST STREET in this city.

BUILT BY JOHN G. PRAGUE, ARCHITECT. Perfectly magnificent in all details and fluish. NOS 133 TO 141 WEST SUTH ST., bonlevard street, 100 feet wide; no other street in the owrid as fine in its artistic laying out; houses full width and of immense depth; back staircases, double cellars, de. Apply to FOWER, 1.443 Celumbus av. a VERY ELEGANT MEDIUM SIZED HOUSE FOR sale, 73d st., near West End av.; foyer hall, passenger elevator, handsome cabinet work, decorations and fix-tures; price \$35,000.

Also
very attractive 20 and 2216 foot Honses. 69 to 70 West
70th at., restricted block, next to the Park, as low as
\$37,000. Permits of CHARLES BUEK & CO., Columbus av. and 72d st.

A.-A.-WE HAVE COMPLETED THERE ELECTANT 22 AX80 DWR.LINGS. WITH BACK STARCASE, FINE WOODWORK. DOUBLE CELLARS; ALL BUILT BY J. G. PRAGUE. ARCHITECT, FOR AN ESTATE. NUS. 148, 148 AND 147 WEST STHEST, CONCEDED TO BE THE FINEST STREET IN NEW YORK; GREAT BARGAIN, INQUIRE OFFICE OF ESTATE. POWER, COLUMBUS AV., CORNER SSTH ST.

A. (SPECIAL BARGAIN).

A five story double Flat, with stores, on Amsterdam (10th) av., near Eighty-first street "L" station; rents for \$3,050; price only \$28,500. Send or call for our illustrated catalogue. Apply to FRANK L. FISHER & CO., 1,357 Columbus (5th) av., southwest corner Sist st. ("L" station).

A.-FOR SALE-NO. 120 WEST SIST ST. FOUR story private Residence, 18x64, lot 102.2; butler's pantry extension; bardwood cabinet trim throughout; sanitary plumbing; tiled bathrooms; handsomely decorated; fine gas fixtures; built by one of the best builders on the west side; will be sold at a bargain; terms to suit; look at this before purchasing olsewhere. Apply to FRANK L. FISHER & CO., corner 9th av. and 81st st. L. FISHER & CO., corner 9th av. and Sist st.

A.-A., -WEST END AV., 108D AND 104TH STS,—
Elegant three story and basement 20 foot; also corner
flouse and adjoining on 103d st.; 17 and 18 foot Houses,
brawn stone high steep bay window fronts, latest improvements, \$19,000 to \$25,000; torms to suit; inspection
neyled; title guaranteed by Title dimarantee Trust to.
55 Liberty.

WALKER & LAWSON. A .- 199 WEST SOTH ST. (100 FOOT STREET) .-

Finest, full size new extension House, new for sale and will be said right down to meet the market. See it. V. K. STEVENSON & CO. V. K. STEVENSON & CO. 106 Broadway.

A.-975,100.

Full front House, with dining from extension, in 57th between 5th and 6th avs. This is a great bargain. Full particulars at our new office, 661 5th av. under Hollegham.

RIKER & SON. Languam.

A POUR STORY TWENTY FOOT DWELLING AT sadrifice; block restricted and all built front and rear; near lightly fleets street etailon; sure to advance near facture. STABLER & SMITH. Columbus av., corner 72d. A.—FIRST CLASS DWELLING ON 718T ST., BE-tween Columbus and Amsterdam avs., 21250x190; d. r. extension; AI order, "Greneble" effice, 57th st. and 7th av.

A PRIVATE DWELLING FOR SALE,

Ill West 121st at, near Lenox av.

Three story and basement: handsomely decorated; gas
fatteres; watchman or promises; open for inspection.

A BARGAIN-ONLY ONE LEFT.-84 WEST SOTH
at,—Four story 20 foot extra fine residence; improving
neighborhood; must be sold this week; see is. F. CRAWFORD, Bullider, 114 West 72d at. ABSOLUTE BARGAIN -- RIGHTH AVENUE STORE FOR SALE-176 ACRES, M. MLE BELOW WHITE Property wor 1221 at. UWNER, UN Natsanust, room 313.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River.

Above 14th St., 5th Av. to North River.

A.— THE ONLY HOUSES IN THE
TENDERLOIN OF THE WEST SIDE
AT THE PRICES.

Six four story and basement brown stone Houses built
by days' work; hardwood throughout, tiled bathroom,
parquet foors, percelain tube, spacious closest throughout; 18 and 20 feet wide, 55 deep, with three story extension; prices \$32,000 and \$34,000.

Examine higher priced houses in same section and
then look at these.

Apply on premises or to owner.

CHAS. H. PARSONS,
352 Washington at.

TO PURCHASE A FIRST CLASS PRIVATE RESIDENCE
IS CALLED TO
NO. 187 WEST 71ST ST.
(THE ONLY ONE LEFT IN THE ROW),
BETWEEN COLUMBUS AND AMSTERDAM AVS.

These houses are finished in the same elegant manner which characterizes all our work. The trim is hard wood throughout. They can be seen any day, Sundays included. For particulars apply to or address.

1,172 COLUMBUS AV. CORNER 72D ST. A REALLY SUPERIOR TENEMENT PROPERTY built for owners, keeping two houses well rented. Who'll buy 1889,000.

TREACY, 1,009 9th av. A DOUBLE FLAT, FULLY RENTED; WILL NET 17
per cent over all expenses; \$7,000 cash; belance five per
cent; near Ninety-third street station.
STABLER & SNITH, Columbus ar., corner 72d st. A FINE INVESTMENT PROPERTY FOR SALE, northwest corner 9th av. and 75th st. 25x100; all rented; price reasonable. Apply to C. W. LUYSTER, Owner. 1,172 9th av., corner 72d st.

A.—1818T ST.—THREE STORY BROWN STONE, 16X 50X99.11 feet; price, \$17.500.

PORTER & CO., 211 West 125th st.

BUY DIRECT OF OWNER, ACTUAL TEN PER CENT investment; will allow purchaser to gollect one month's rent before title is passed; if not true no sale; near 8th av., below 42d st. No agents. PRTER BROWN, 115 Herald Uptown.

DO YOU WANT A SINGLE LOT!

Examine 30 West 66th st.

P. S. TREACY, 88 Columbus (9th) av. DESIRABLE LOTS, WEST SIDE AND ABOVE HAR-sm River, with or without loan. ANDREW POWELL,

BY Broadway.

ENTIRE BLOCK OF 24 LOTS BETWEEN 187TH and 188th, Wadaworth and 11th avs., near cable road; price 550,000; torms easy. Apply ewner. 12 East 51st.

FOR SALE—A DECIDED BARGAIN, FOUR STORY high stoop brown stone House, elegantly decorated and freecoed throughou; two procesian bath twos; heated by hot air and water and perfect in every detail; Loncx av., near 120th st. near 120th st. M. R. CRASTO & SON, 106 West 125th st.

M. R. CRASTO & SON, 106 West 125th st.

FINEST RESIDENCE IN HARLEM; BROWN STONE
high stoop; three stories; situated on corner; private
stable in the rear, with entrance from side street. Apply
T.W. SHOTWELL; real estate office, 2,239 5th av.

FINE BUILDING SITE.—ST. NICHOLAS AV., ENtire front between 151st and 152d, west side; cloven lets;
price \$100,000; 75 per count may remain on mortgage.
Apply Owner, 12 East 31st at. Apply Owner, 12 East 31st st.

FOR SALE—15 WEST 120TH ST., A THREE STORY brick and brown stons Dweiling, unusually well built; decorated throughout; open for inspection.

GREAT BARGAIN—NEW, ELEGANT, LIGHT, STEAM heated Apartment House, partly rented. Apply on premises to Owner, 38 West 64to st., near Central Park. HOTEL MEN.—FOR SALE OR LEASIC, FIVE atory Building, near Forty-second street West Shore Rail-road Deput; 100 light rooms and stores. CODY, 1,428 3d av.

INFINITE RICHES IN A LITTLE BOOM, ELEGANT three story superior construction; choice block below 69th st.; \$17,500. TREACY, 1,009 9th av. TREACT, 1,000 961 av, IT WILL PAY TO INVESTIGATE A FOUR STORY stone Besidence near West 23d st.; perfect order; only \$13500; every way desirable. OWNER, 336 Herald Up-

LEASEHOLD.—THREE STORY BROWN STONE, 20X 50x100, 45th st., between Broadway and 8th sw.; fine block: \$7,000. ASHFORTH & CO., 1,519 Broadway. RAPID TRANSIT SOLD

THREE MORE THIS WEEK.

Only four of the fourteen Houses remain unsold.

Nos. 254 (castellated front), 256, 258 and 263 West 88th
st., between Boulevard and West End av. Three story
high stoop brown stone, swell fronts, three handsemely
decorated.

only \$22,000 to \$23,500.

J. EDGAR LeaverAFT, 1,544 Broadway. THE GRAND NORTHWEST, CORNER OF 73D ST. and West End av.; built with iron boams, carved stone cornice, copper gutters and leaders, tile roof, plate glass, fine conservatory, hardwood cabinet trim throughout, built by lays' work and richly decorated, is effected for the next ten days at a large discount from price, F. E. ROHNSON, 107 West End av., owner.

WEST 131ST ST., NOS. 117, 115, 113, 111, BETWEEN hith and 7th avs.—Come and luspect these high class flouses; none superior in Harlem; bonest workmanship hroughous; three story and basement; first class neighborhood. Inquire on the premises. WEST 18TH ST., NO 333, BATWEEN STH AND STH ava., north side.—Three story and half brick high stoop Dwalling, in perfect order: immediate possession; can be seen evonings. MOSSMAN, 101 Maiden lane. Be seen evenings.

847,500.-A FIVE STORY 25X100 FLAT, CORNER, ON Oth av., store leased for \$1,800.

STEVENS, 9th av., corner 104th; 9th av., corner 93d.

North Side (Above Harlem River).

North Side (Above Harlem River).

A.-FOR MANUFACTURERS, BUILDERS AND INVESTORS.

THE PORT MORRIS LAND AND IMPROVEMENT JO.

offer for sale on easy terms very choice blocks and Plots at Port Morris (Twenty-third ward), including EAST RIVER WATER FRONTS.

lying between 182d and 182th sts., on deep water, for factories, lumbor and stone yards. Act, horse cars running to foot of East 188th at.; branches of New Haven and Harlem railroads run through the property, affording all rail connection (without breaking bulk) to all parts of the country. Also choice Loss and Plots for investments or immediate improvement on and adjacent to SOUTHERN BOULEVARD AND ST. ANN'S AV., near St. Mary's Park, or atreats already sewored, carbed, lagged and guttered, and on line of proposed horse carroad. Mapu and particulars of WM. KENOLDS EROWN, 59 LIBERTY ST.

A.-HUNTER POINT RUAD, BARRETTO AND TIP.

ADDERSON, 89 White st.

Above 14th St. 5th Av. to North River.

A.—THE HANDSOMEST TWENTY FOOT FOUR STORY HOUSES ON THE WEST SIDE.

The attention of these wishing to purchase a first class four story House is called to the remaining Houses of those I have just finished.

NOS. 3, 5, 7 AND 18 WEST 74TH ST.

TWO BLOCKS FROM "L" STATION The style, finish and workmanship in them is equal to many, not excepting those for which double the money is saked.

CHAPLEST THAT THEY ARR ST.

EXPERT THAT THEY ARR ST.

A CHANCE FOR A SPECULATOR.—A LARGE mrober of Acres on the Northern Railroad, just the second, worth \$1,000. A.—TWO THIEDS ACRE, WASHINGTON AND BATHgate av.; good house; desirable; might exchange, BURNETT & CO., Tremont,

A.—TWO LOTS, NOUNT HOPE, RIPE FOR IMprovements, \$2,500; first payment, \$500.

BURNETT & CO., Tremont,

BURNETT & CO., Tremout.

COTTAGES.—MORRIS HEIGHTS (DOCK), 24TH
Ward: Northern and Central railroads, Rootor st. 40
minutes; Grand Central, 17 minutes; commutation, 5
cents: prices, \$4,500 unward; all improvements; cheap
lots, ANDREW POWKLL, 167 Headway.

FOR SALE AT TERMONT—FOUR DETACHED COTtages; improvements; healthful; handy to three rapid
transit routes; prices moderate; terms casy. Owner,
1,872 Washington av.

A BARGAIN.—WILL SELL MY CITY PRIVATE Residence, fully and handsomely furnished or unfurnished, as have no further use for it; house and furniture new.

H. J. BLY, 1,288 Broadway. ture new.

A GREAT BARGAIN-FOUR STORY HOUSE, NEAR Broadway; price \$15,900; only \$1,000 cash required.

SIRE BROS., 183 Broadway. A.-A.-FOUR STORY BROWN STONE PRIVATE House, near 5th av. and 125th st. \$6,000 below cost; must be sold.

GEO. SEGEE, 171 Broadway. APARTMENT HOUSE-HENT \$5,540; PRICE \$40,000; east this S. VAN WINKLE & CO., 26% East 42d st. BUILDERS, ATTENTION,—UHOICE LOTS FOR ale above 85th st., east and west side, with lean. Apply saween 1 and 3 o'clock, 79 Cedar st., room 12. No reckers.

SIX TENEMENT HOUSES TO DIVIDE AN Estate; location good; best of paying tenants in them; will be sold cheap. For particulars address M. A., 159 Heraid. THREE FIVESTORY DOUBLE TENEMENTS, FULLY rented for ever \$250 per month; \$21,250; \$3,000 cash, balance can remain. Only principals address RIVER-SIDE, Horate dince.

BROOKLYN PROPERTY FOR SALE AND TO RENT.

AND TO REST.

A PRIVATE RESIDENCE IN FINEST PART OF
Brooklyn, one block from Prospect Park; new brown
stone three story and basement, 21,255x100; decorated,
new chandeliers, &c.; will be assertised much less than
cost. OWNER, Post office box 2,850, New York. A.-HOUSES FOR SALE-BROOKLYN UPTOWN headquarters for homeseskers and investors. WILL IAM P. RAE & CO., 394 Gates av., corner Nostraud. OWNER WILL SELL VERY DESIRABLE BUSINESS corner brick House in growing part of Brooklyn, 25 feet front, with all improvements, including my first class Liquor Store. Inquire in store, 387 Broadway, Brooklyn, E. D.

E. D.

TO LET-IN BROOKLYN, E. D., TWO NEW FACtory Buildings, 110x85 feat; North 2d st., corner Roebling
st.; close to ferries and freight depots; light on all sides;
four saintways: two elevators; as bestos floors; low insurance rates; whole building, or lofts of 4,000 or 8,000
square feet.

JAMES CAVANAGH, 17 Hope st., Brooklyn, E. D.

THREE STORY BRICK STORES, GOOD FOR ANY ousiness; also three story brick Flats. Owner, Bushwick and Jefferson aws., Brooklyn (Halsey "L" station three blocks). \$100 CASH, BALANCE \$50 MONTHLY,-THREE story brick, Hancock st.

Room 12, fourth floor, 120 Broadway.

\$5,900 WILL BUY THE NEW TEN ROOM BRICK House; decorated; bardwood mantels with mirrors; first class in every respect. Call and ace it, 1,014 Putnam av., near Broadway and Gates avenue station. \$11.000, -NEW STONE DWELLING, BEDFORD SEC-tion: 12 rooms: only \$1,500 required down; immediate pensession, artistic, elegans, aristecratic, CONDICT, Uwner, 22 Court st., Brooklyn.

JERSEY CITY, HOBOKEN, HUDSON CITY AND BERGEN REAL ESTATE. For Sale.

FOR SALE-IN HOBOKEN, N. J., 10 FULL LOTS, front on Adams and Sith sis, location for large factory business; price low; terms easy, Also single Lots on Adams and Jofferson sis, Hoboken.

MORRISON, 316 Greenwich sis, New York city. WESTCHESTER COUNTY PROPERTY FOR SALE OR TO LET. ALL HUDSON RIVER AND WESTCHESTER COUNTY Property specialty; sale and rent. S. EMBERSON, 59 West 42d.

WESTCHESTER COUNTY PROPERTY FOR SALE OR TO LET.

A HOUSE IN MOUNT VERNON TO LEASE OR for sale; 14 rooms: all newly decorated and in perfect condition; all improvements; ground 100:100; for minutes from depot; low rest. it. F. 165:a84-2d st. TO LET IN MOUNT VERNON-LARGE DOUBLE House, 26 rooms, and in perfect condition; ground and stable; suitable for boarding house, small hotel or private house; low rent. Owner, 16 fast 42d st. WESTCHESTER COUNTY LARGE AND SMALL Places for sale. FISH BROS., 16 East 23d st., New York. PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

DELECTA PARE, near Scarsdale. Hartsdale and White Plains; 50 to 200 per cent can be realized by investors; for home sites has ne equal. Send for prospectus to W. T. ARMSTRONG, Manager, 59 Liberty st., reem 15, New York city. Manager, 59 Liberty st., room 16, New York city.

AT LONG BRANCH, N.J.—FOB SALE OR WILL EXchange for Philadelphia Property, three furnished Cottages, clear of encambrance, located near Hotel Brightcon within five minutes' walk or depot and one block of
notel, Address E. T. DOBBINS, 11th and Washington
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AT NYACK ON HUDSON.—FOR SALE—AN ELEgant Country Seat, furnished or unfurnished; extensive
viver frentage; large house, stable, &c.; buildings have
all city conveniences; hest, water, gas, &c.; house decorated; will be sold reasonable to cloke an estato; terms
to suit purchaser. KOCKLANDER, box 316 Herald office.

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A.-FOR SALE-THE MARGATE, ATLANTIC UITY;
most eligibly situated on Pacific as, within three blocks
of the Pennsylvania Railroad depot 51 larra bedrooms,
large reception hall, dining room and parlor and all conveniences for first class hotel: terms easy. I d. co.
A. All C. A. Atlantic City, N. J.

ASBURY PARK. N. J.-FOR SALE-BOARDING
House, 38 rooms, furnished; lake frontage; might exchange. Call persunally on BYRAM, 11 Wall st. room
51.

hange. Call persons...

AT \$6,000 ONLY -96 ACRE STOCK FARM, NEW touse, ample barns; Orange county; bargain, V. K. STEVENSON & CO...
106 Broadway.

mpiste:—
Building, 130x140, water wheel registering 200 h. p.
Building, 50x132, water wheel registering 200 h. p.
Building, 30x70, with addition, 30x40; water wheel
gistering 75 h. p.
Buildings altered to suit tenants.

Rent of floor space, 6c. per square foot. Rent of water power. with privilege to use day and ight, \$30 per horse power. Answer, stating character of business, to C. L., box 209 orald office. FOR SALE CHEAP-

OR SALE CHEAP— mingham inn, Birmingham, Burlington county, N. J., to line l'ennsylvania Kaliroad to the shore: 24 trairs m Philadelphia; 30 trains daily; a new botel, contain-75 bedrooms, completely furnished; 200 yards from flor; billiard rooms, tenpin alleys, laundry and ser-te' quarters; stabling and lake; grounds cover 130 es; large part pine forests. urther information can be obtained and photographs mined at examined at a construction of the st., Phila-delphia, or PRANK EARL, Pamberton, N. J.

FOR SALE—AT LAWRENCE BEACH, NEWLY FIT-ted Hotel; 124 rocems, stabling, billiard, bar, laundry; all norder for next season; Hotel partly furnished; a grand chance for an experienced hotel man or restaurateur of resuttation; none other need apply, as a competent per-cent of responsibility is more an object than the more sale of the preperty; if not sold before the 15th inst, will as for lease upon reasonable terms. Anniv in foresten or lease upon reasonable terms. Apply in foreneon y at HITCHCOCK'S Real Estate office, 14 Chambers New York

st. New York

FOR SALE AT FLUSHING, L. I.—A FINE CHANCE to secure a perfect home in perfect order, first class in overy respect; located on finest avenue, overlocking any, 14 rooms, all modern improvement; 20 city late, sara and outhuildings, beautiful lawns, Jagged walks, c. trains until midnight; froe and clear; might exchange for moderate size private house, nicely located, no city, Apply to FECK, corner 38th st. and 1st av., or B. S. PECK, 152 Nassan st.

H. S. PECK, 132 Nassan st.
FOR SALE—A BARGAIN.—AT AVONDALE, N. J. A first class 2½ story frame House; all improvements; lot 70x210; plenty of fruitand shade; stable and hennery; form minutes to depot, forty minutes to New York on Newark (Erie) branch. Call or address Mrs. STANLEY. Newark (Erio) branch. Call or address Nrs. 87 AALEX.

FOR SALE AT DEMAREST, N. J.-A. FINE FARM.
about thirty-four acres: twenty-five under cultivation;
nine wood hand; two story basement and sittle House,
large bars; all mgood order. Address C. W. WETTEN,
Demarest, Bergene county, N. J.

FOR SALE OR RENT-A HANDSOME BUILDING,
nearly completed, on a prominent corner; suitable for
hotel, boarding bonne and stores. Call on ur address to
owner, D. L. HAWKINS, East Orange, N. J.

FOR SALE OR RENT-A L. S. C. S.

FARM FOR SALE-BERGEN COUNTY, N. J.: 87 acres, good house, barn and outbuildings; price \$5,000. Address ACKERNAN, rear 46 Green at. Newark, N. J. HOUSE FOR SALE-SEVEN ROOMS; GOOD CEL-lar; spring water in kitchen; three-quarters mile from depot; one acre ground; \$1,800. L. CAPTAIN, Cedar Grove, Essex county, N. J.

LLEWELLYN PARK—MOUNTAIN SIDE, URANGE, J.—For sale, large Residence; every convenience; five crees; forest ebane, superb lawns; 254,000 lowest. Also pear entrance, modern Cettage; 114 seres; \$12,000; pos-tession any time. b. P. HAMILTON, 96 Broadway, second floor. LONG ISLAND, SOUTH SIDE, AT FATCHOGUS.—
For sale, one of the finest places on Ocean av.; House as hot and cold water, batto; heater in cellar, speaking tubes, &c., fine stable; 38 young fruit trees, 10 graps vines; free and clear of all encumbrances. OWNER, 342 Herald office.

ORANGE, N. J.-DESIRABLE PROPERTIES, NEAR ORANGE, N. J.-DESHABLE PROPERTIES, NEAR all stations, saic and rest,
S. D. CONDIT, opposite Brick Church Station.

TO LET-PEACH LAKE HOUSE, AT PEACH LAKE, with 23 acres land, in Westchester county, New York, Inquire E. R. VAN DEUSEN, 8552 West 27th st., New York.

York.

65 LOTS, CORNER JACKSON AV. AND WOODSIDE av., immediately adjoining Long Island City, in the township of Newtown; three miles from Thirty-fourth street forry, two miles from Ninety second street ferry; the finest corner in Queens county, especially for hote; payline or road house; is at junction of two constantly travelled avenues and in straight line of all improvements, such as tunnel and bridge; five minutes walk from Woodside dopot. AUGUST REFERER, Attorney at Law, 123 Broadway, New York.

REAL ESTATE AT AUCTION. A.-A.-RICHARD V. HARNETT & CO., AUCTION-ocra, will sell at anction TUESDAY, February 10, at 12 o'clock noon, at the Real Estate Exchange and Anction Room, 60 to 65 Liberty at, 23 Commerce st., three story Dwelling.

WEDNESDAY, Pebruary II.

To close the estate of B NJAMIN WEAVER, deceased,
460 5th av.—Three story brick in front and frame
Building in rear; lot 23.8x100,
315 West 48th st.—Three story and basement brown
stone Iwelling, 18x103.5,
3-5 West 48th st.—Two story frame Dwelling.
726 10th av.—Four story brick Store, two story brick extensieb. Aster leaseloid, expires May 1, 1801, with renewal; ground rent 530, taxes, assessments, &c.
CUDLIPP & GROVER, Esqs., Attorneys, 11 Pine st.

WEDNESDAY, February 18, 24 West 91st st.-Four story private Dwelling, three story extension. 157 West 74th st.-Four story private Dwelling. THURSDAY, Pebruary 19. Av. A and 71st st., southeast corner, 100,5x98.

TRUSTEE'S SALE.
CROOK'S HOTEL,
By order ABEL CROOK, Esq., Trustee and Executor.
114 Park row.—Six story marble front brick Building,
used as a hotel.
116 and 118 Park row.—One story iron front brick Building, used as a restaurant,
1MM-DJATE POSSESSION.
JOHN A. CARNEY, Attorney, 93 Nassau st.

JOHN A. CARNEY, Attorney, 93 Nassau st.

Maps at auctioneers', 71 and 73 Liberty st.

A.—A.—RICHARD V. HARNETT & Co., AUCTIONeers, will sell at auction.

At 12 o'clock noon, at the Real Estate Exchange and Auction Room, Nos. 20 to 65 Liberty st.

Poremptory sais va uable

Twelfth ward Property,
by order of ISAAC M. DYCKMAN,
171 LOTS,
fronting on the Harlom Ship Canal,
Broadway, Kingsbridge av.,
Loydon st. Torrace View av.,
Van Corlear place, Jansen av.

60 PER CENT may remain at FIVE PER CENT. Title guaranteed by LAWYERS' TITLE INSURANCE CO. Policy given free of charge to each purchaser. D. G. CROSBY, Attorney, Times Building. Maps at the auctionoors, 71 and 73 Liberty st,

A.-A.-RICHARD V. HARNETT & CO., AUC'N'RS, WILL SELL AT AUCTION,
TUESDAY, PERBUARY 17.
at 12 o'clock noon, at the Scal Estate Exchange and Auction Rooms, Nos. 50 to 35 Liberty at.
RIVERSIDE DRIVE. COMMENCING 107.6 FRET NORTH OF 116TH ST., four very attractively situated Plots of 30 feet front each and of extra depth.
The park at this point is unusually wide, with promenade and bridler found; magnificant and unobstructed views of the Pallandes, the Hudson, &c.
Opercent may remain at 5 per cent. 60 per cent may remain at 5 per cent. Maps at Auctioneers', 71 and 78 Liberty st.

Maps at Auctioneers to another than the Auctioneer,
JOHN P. B. SMYTH, AUCTIONEER,
will sell at the Real Estate Exchange,
59 Liberty at, at 12 c clock thome,
WEDNESDAY, FEBRUARY 1, 1891,
30 Mount Morris av., s. w. cor. 1234 st, three story
brown stone Residence, on 10, 20,859 st.
THURSDAY, FEBRUARY 2, 1891,
321 West 505th at, between 8th and 9th av., three story
brown stone Residence, on 10, 18,9x100.5 feet.
Maps at auctioneer's office, 69 Liberty st.

A.-GEO. H. SCOTT. AUCTIONEER.

SCOTT & MYERS WILL SELL. AT AUCTION TUESDAY, FEBRUARY 17, as 12 o'clock, noon, at the Ban Erack Exchange, 59 Liberty st.

Nos. 3 and 5 Coen Rate Kachand 42 Water at.-Two five story brick Buildings, occupied as stores, offices, &c.
Maps and further particulars of the auctioneers, 59 Liberty st.

Drick Buildings, occupied as stores, offices, &c.
Maps and further particulars of the auctioneers, 59
Liberty st.

A.-PHILIP A. SMYTH. AUCTIONEER.
SMYTH & RYAN will sell at auction
TUESDAY, Februsry 19, at 12 of clock, at
Real Estate Exchange, 59 to 65 Liberty st.,
18T AY. AND 20TH ST.,
northeast corner, substantial four story and cellar brick
Building, with store; size 24x52; in good order.
This is a very desirable piece of investment property.
Maps, &c., at auctioneer's office, 70 Liberty st.

JAMES C. LALOR, AUCTIONEER.

TUESDAY, FEBRUARY 10, at 12 O'CLOCK,
AT THE REAL ESTATE EXCHANGE, 55 LIBERTY ST.
VALUABLE INVESTMENT PROPERTY.
38 South William at, and 35 Stone st., counceting, near
Four story brick Building, rented to one tenant,
For maps, terms, &c., apply to Ermst G. Stedman, attorney, 120 Broadway, or Auctioneer, 69 Liberty st.

PETER F. MEYER, AUCTIONEER,
EXECUTORES SALE.
ADRIAN H. MULLER & SON
Will sell at auction on
THURSDAY, FERRUARY 19, 1891,
at 12 o'clock, at the Real Estate Exchange,
39 Liberty st.,
the choice and desirable Property
NOS. 246 WEST 35TH ST.

511, 513 AND 516 WEST 35TH ST.

Maps, &c., st the Auctioneers', 1 Pine st.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

AUCTION SALE.
REAL ESTATE. PAINTINGS, STATUARY, &C.
The undersigned will soll at public auction, on the premises at thacs, N. Y., on the lith Day of February, 1891, at 10 A. M., the Property known as the Frieke Mansion, in said city, which cost between two and three hundred thousand deliars. This property joins that of tornell University and has a magnificent view of the surrounding country and especially of Caynga Lake.

The executor will then sell as auction a large collection of Paintings, Articles in marble, brome and ivory, Brica Brac and other Works of Art, collected by the late Jannie McGraw Fise; also valuable chandellers. Tapestries and other expensive artices of furniture and decoration.

This property must be sold to close the estate. Por estation, and the control of th

NOS. 518 5TH AV.,

320 GREENWICH ST., AND

464 AND 466 GREENWICH ST.,

8011 Mest corner Watts st.,

Maps. &c., at the Auctioneer's office, I Pine st.

PETER F. MEYER, AUCTIONEER,

ADRIAN H. MULLER & SON

will sell at auction on

TUESDAY, FERRUARY 17, 1881,

at 12 o'clock, at the Real Estate Exchange,

50 Liberty st.,

the 3½ and 4 story and basement high stoop stone Dwellings, with Lots,

between 146th and 147th Ats.

Maps. &c., at the Auctioneer's office, I Pine st.

REAL ESTATE TO EXCHANGE.

ATTENTION !- CORNER THREE STORY A.D BASE ment brown stone House for desirable building lots. CODY, 1,488 54 av. EQUITY \$62,500 IN IMPROVED WESTERN REAL Estate, earning six per cent, for New York of Brooklyn Property. Address B., Post office box 2,850, New York.

FOR EXCHANGE—SPLENDID FOUR STORY brown stone double apartment House in centre of Harlest Property. Story, equity \$10,000; will exchange for nearby Parm or encumbered city private Dwelling, which owner can occupy. Address box 2,206, New York Post office.

FOR EXCHANGE, \$15,000 EQUITY IN APARTMENT House now renting for \$3,900 for free and clear Property.

STURGEON, 119 Nassau st.

I HAVE SOME GOOD PROPERTY IN KANSAS ILY, Kansas, to exchange for a Farm, Stock and Implements worth from \$16,000 to \$20,000. Address KANSAN, Herald office.

WATER FRONT, OVER 250X500, ON NEWTOWN Presk, opposite Standard Oil Works, to lease, sell or ox-shange. J. S. ROBINSON, Owner, 145 Breadway. Hange.

4 DOUBLE TENEMENT HOUSES, 27X90X100 EACH, sat side: value \$25,000 each; estate mertgage \$18,000 each; estate mertgage \$18,000 each; will exchange two or all for Country Seat or Farm. BANK, Herald.

REAL ESTATE WAN ED.

REAL ESTATE WAN ED.

A.—WANTED-FOR OUR SPRING LIST, INPROVED and unimpreved Property to let and for saie; so charge for registering. J. ROMAINE BROWN & CO., 59 West 33d st., near Broadway.

A.—WANTED IN THE 12TH WARD, HOUSES FOR sale and to let; no charge for registering. PORTER & CO., 211 West 125th st.

A.—OWNERS. EXECUTORS, TRUSTEES.—RENTS collected, property sold, rented.

P. S. TREACY, 68 Columbus av., 63d st.

GENTLEMAN DEFINERS TO PURCHASE PRIVATE.

GENTLEMAN DESIRES TO PURCHASE PRIVATE Residence, between 23d, 59th sts., 5th sr., Broadway or near; lowest price and full particulars solicited PUR-OHASER, care box 184, Mount Vernon, N. Y. SMALL PLOT YONKERS PROPERTY AND CASH for improved city Property.

R. KEHOE, 81 East 125th st.

WANTED-FOR OUR SPRING LIST, WESTCHESTER, and adjacent counties Property.
FIGH BROS., 16 East 23d st. WANTED TO BUY FOR CASH-IMPROVED CITY Real Estate; large pieces preforred. SIRE BROS., 183 Breadway. WANTED-PRIVATE HOUSE IN HARLEM, ABOVE 110th st.; between \$8,000 and \$12,000. ALL CASH, 135 Herald office.

WE HAVE CASH BUYERS FOR BARGAINS IN Flats and Tenements.
STABLER & SMITH, Columbus av., 724. WANTED-FULL DESCRIPTION OF ALL KINDS of Property to ren, sell or exchange.

WM. S. ANDERSON & CO., 1,242 3d av.

TO LET FOR BUSINESS PURPOSES, A FINE LABGE FACTORY ON THE EAST SIDE. NEAR 14TH ST., NOW IN COURSE OF CONSTRUC-TION; 75X92; SIX STORIES AND BASEMENT; READY FOR OCCUPANCY ABOUT FEBRUARY 1, 1891; WITH OR WITHOUT STEAM POWER.
BOHNENKAM!" & SCHNEIDER, 35 WEST 14TH ST. A .- A .- SECOND FLOOR TO LET. /

21 WEST 23D ST., adjoining Fifth Avenue Hotel,

Handsomely fitted up for store and office purposes.

JOHN T. WILLIAMS, 31 Futton st.

A.—LOFTS. 18,000 SQUARE FEET KACH; NEW building, northeast corner 18th and Hudson sts.; also front on 18th st; windows all sides. 300 running feet, large skylights, passenger and freight elevators, steam power, every convanience; one forsuma can overlook large business hero. Apply to JOHN FETTIT, 133 Nassau. A .—SPACE TO RENT IN A POPULAR TAILORING establishment, corner location, with the privilege of window dissipay; hat, also or gents' furnishing goods department preferred. Apply 252 and 254 Bowery, curier Prince st.

Prince st.

A NEW BUILDING ON 44TH ST., NEAR SD AV., three minutes from Grand Central Depot, 4430.

FOR SALE OR TO LET.

Eve stories and basement, suitable for cigar factor storage or any manufacturing business; well lighted.

JOHN MURPHY, BUILDER, 202 EAST 43D ST. A.-A.-OFFICES, BANK HUILDINGS, BEEKMAN, corner Fearl st.; very light; all neat, quiet docorations; singly or en suite; from ENO; overy known convenience; four minutes walk from Fest office. Apply on premises.

A.-MAIDEN LANE, 31 AND 53 (JEWELLERS' EXchange Buildings).—Offices and Floors; passenger elevator and every convenience; very low rents.

JOHN PETIT, 33 Nassan,

A.-A.-NEW SIX STORY AND BASEMENT BUILD-ing, 25x103, for ront, at 342 West 14th st., store and lofts; passenger and freight elevator; steam heat; all improvements. JOHN PETTIT, 38 Nassau st. Juprovements.

A.-A.-PERY LIGHT LOFTS TO MENT, WITH ateam heat, power, &c., in new buildings corner Laight and Variots sts., Hudson and Franklin sts.

JOHN T. WILLIAMS, SI Fulton st.

JOHN T. WILLIAMS, 81 Fulton st.

A.—19TH ST., EAST, NO. 33.—SECOND FLOOR, \$35:
third Floor, \$25.

MACLAY & DAVIES,
Equitable Bullding, 120 Broadway.

A.—BLEECKER ST., NO. 43.—THIRD FLOOR, \$25.
MACLAY & DAVIES,
Equitable Bullding, 120 Broadway.

A DESIRABLE STORE AND BASEMENT, 802 6TH
av., near 55th st., very desirable location for business;
\$1,800 year; no liquera, Also other Stores and half
Stores. JAS. R. WATERLOW, 6th av., corper forth st.

A STARE 201775, WITH EXTRA DEEP CELLAR. A.-STORE, 20X75, WITH EXTRA DEEP CELLAR and plate glass front, to let in Mount Vernon for baker; oven and everything complete in cellar; a splendid opportunity for baker and caterer. Apply 16 Fast 424 st.

A.-A.-A.-LARGE NAW STORES AND WARE-boures to let on Hudson and Franklin sta.; six stories, elevators and steam heat.

JOHN T. WILLIAMS, SI Fulton at.

JOHN T. WILLIAMS, St. Putton st.

A FOUR STORY FACTORY IN STTH ST., NEAR SB.
av.: splendidly adapted for light manufacturing business; good light; long lesse; boller and engine; rent \$1,600. IS East 42d st.

A FIVE STORY CORNER BUILDING, 380 AND 382
Water st., for sale or to let.

RULAND & WHITING, 5 Beckman st.

RULAND & WHITING, 5 Beckman st.

A LARGE STORE AND BASEMENT IN TEMPLE
COURT, 119 Nassen et., to be let with immediate possession.

RULAND & WHITING, 5 Beckman at.

AT 283 FEARL, NEAR BEEKMAN ST.—STORE,
Basement and First Loft telet; rent sel fort free to May 1.

RULAND & WHITING, 5 Beckman st.

A.—BUILDING TO LET, WATER ST., NEAR WHITEhall; suitable for storage of oil; five stories; rent
& 208.

E. A. CRUINSHANN & CO., 176 Broadway.

AN EXCELLENT LOCALITY FOR A FIRST
class grocery or dry goods store. The Brockholst Hotel.

20 Columbus av., corner Sith st.

BUILDINGS. STORES. LOFTS AND OFFICES TO 520 Columbus av., corner 85th st.

BUILDINGS, STORES, LOFTS AND OPFICES TO
let in Maiden lane. John, Fulton, Aun., Beekman, Frankfort, Rose, Nassan, William, Gold, Cliff, Featt, Water,
Front, South, Cerclandt, Day, Vosey, Dusan, Franklin,
Laight, Washington, Greenwich, Hadeon and Church st.

RULAND & WHITING, Beekman st.

BUSINESS LOCATIONS-BRO DWAY, 42D ST. 6TH MAYHEW, 120 West 42d st. DESIRABLE OFFICES TO LET

TEMPLE COURT: thoroughly fireproof, RULAND & WHITING, 5 Reakman st. DESIRABLE STORES, LOFTS AND OFFICES, ALL FOLSOM BROTHERS, 834 Broadway, near 13th at.

DESK ROOM TO LET-LIGHT AND AIRY; SUITA-ble for any business, 150 Breadway, room 43. ENTIRE UPPER PART OF HOUSE, NORTHWEST corner of 34th st, and 8th av.; will be altered to suit, TREACY, 285 West 42d st. TREACY, 285 West 42d st.

ENTIRE SCILDING, BRUAWAY CORNER, NEAR
42d st.; great location for hotel, Particulars 188 Broadway, room 1.

way, room 1.

FULTON ST., NEAR BROADWAY.—UPPER PART of corner building to let: four spendidly lighted Lofts; power if desired; especially adapted for printer, lithographor. e., \$5,200.

E. A. CRUIKSHANK & CO., 176 Broadway. FACTORY, 510 TO 514 WEST 34TH ST-SIX stories and basement; engine and boiler; fine light; low rent; or for table.

WM. C. WALKER'S SONS, 2894 Broadway.

WM. C. WAIRLES SUNS, 2009 brown to the control of t LOPTS WITH STEAM POWER: 6,000 SQUARE feet and smaller; new building. Hudson, eerner Gansevoort st. steam beat, all improvements. Inquire on premises or THE HALL STEAM POWER CO., 211 Center St.

LARGE BUILDING TO LET FOR MARKET. HOTEL or furniture house.—Premises at Nos. 613 and 615 3d av. Inquire of owner, at No. 35 West 56th st., city. LOFTS TO LET, 25X100 FEET; GOOD LIGHT, CEN-tral location, elevator. N. V. SARVEN WHEEL CO., No. 101 Bowery.

TO LET FOR BUSINESS PURPOSES. LOFTS TO LET; 60X50; BEST OF LIGHT ON THREE dees; low rest. 521, 523 West 45th st.

LOFTS-LARGE, SMALL, WITH STEAM POWER TO suit, 310-316 East 75th st. Asse Ground Floor. LOFT, WITH EIGHT HORSE POWER, WANTED; tate dimensions and rent. J. C., 942 3d av. state dimensions and rent.

J. C., 942 3d av.

NORTHEAST CORNER HOUSTON AND CROSSRY
Sts.—Large Stors and light Basement, 85x10%; all improvements; steam heat; elevators to basement; will
divide to suft tenants and will make two years lease at
a very low rent. RicHARD V. HARNETT & CO.,
Agents, 71 and 73 Liberty st.

NO 20 V SEY ST.—10 LEASK FOR A TERM, THE
four Lofts, suitable for business requiring light; building 25x10/1. Address
ISAAO J. GIKENWOOD, 171 West End av., New York.

OFFICES TO LET. SINGLY OF EN SUITE LARGE

OFFICES TO LET-SINGLY OR EN SUITE; LARGE one on Erst floor, suitable for bankers or brokure' offices, in No. 55 Broadway, being one of the handsemest corner fireproof buildings on Broadway.

H. C. VAN AUKEN, 71 Broadway, New York.

ONE OR TWO LOFTS, SOXED, WITH OR WITHOUT wood working machinery and power; light all sides; low insurance; suitable for wood workers; finest lofts in city; low rent. 16 hast 42d at.

low rent. 16 Last 42d st.

STORE, BASEMENT AND SUB-CELLAR, NOS. 52, 54
Lafayatte place: very spacious and entirely fireproof;
also First Loft in same building: immediate possession;
steam neat, freight and passenger elevators. Apply to
JOHN F. DOYLE, 45 William st.

SEVERAL LIGHT OFFICES, FRONTING ON PARK
row and on Am st., connecting or single; best location
in this city for convenience; opposite the Astor House
and Post Office. Apply in music store 11 Park row. STORE 1,242 BROADWAY, 31st and 32d sts., 22 feet front, 36 feet rear, 75 feet deep, with basement,

RANDOLPH HURRY, 58 William st.

SMALL STORE, PLATE GLASS FRONT, NO. 9 ANN
st. near Broadway, suitable also for office: best location
in this city for most any business. Apply in music
store, 11 Park row. STORES AND LOFTS TO LET IN CHURCH, FUL-on. Day and Cortlandt sts. MITCHELL, 34 Church st.

STEAM POWER-PLOORS 35X50 AND 25X60; ELE-rator; steam heat; lew insurance. 54 Rutgers st. STORE .- GOOD STAND FOR LIQUORS UPTOWN; case. Call 120 West 42d.

TO LEAS FOR BUSINESS PURPOSES—
NOS. 135, 137 AND 139 WEST 42D ST.,
NEAR BROADWAY,
OXIONAL FOR ST.,
APPLY TO HER ST., OWNER STH. AV.

TO LET IN PLOORS—THE FINEST FACTORY BUILDING IN THE CITY, 42 TO SO WEST GITH ST.; ARGE, LIGHT FLOORS; ALOOD SQUARE FEET OF PACK ON EACH PLOOR; AMPLE STEAM FOWER; THE STEAM FOWER; THE STEAM FOWER; THE STEAM FOR THE STATE OF THE STATE CENT.

TO LET-FROM MAY 1, WITH OR WITHOUT power, Second and Third Floors, separately or together. 85x80 feet each, in extra strong building, Nos. 21, 23 and 25 Bethune st., light on three sides; steam heat, elevation and low insurance. Apply on premises.

TO LEASE FOR A TERM UF YEARS—A THREE story and basement high stoop House in good repair; let 25 by 30,10 feet; No. 80 7th st. Inquire on premises, or address AGENT, 320, 1,238 Broadway.

TO RENT-STORE, BASEMENT AND SUB BASE-ment on Murray st., between Broadway and Church; splondid location; rent reasonable. Address F., box 320 Horald office. TO LET-A FACTORY, WITH 60,000 SQUARE FEET, as floors and basement, or small and large Lofts; all power required; Olis clovator, steam heated and well lighted. 413 East 91st st.

O LET-ON HOWERY, NEAR "L" STATION, o and Building on three or five years lease; will to self tenant, Apply, between one and three ck, 77 Osdar st, room 12. TO LEASE—THE STORE, S BOWERY; IMMEDIATE possession given; good stand for salon or pawnbrck-ing; entire building from May 1 if desired. THORNTON M. RODMAN, Real Estate Agent, 112 East 1 ith st.

TO LET—FOR LIQUOR BUSINESS, ONE OF THE best corners on 7th av.; slso Broadway corner.

SIRE BROS., 183 Broadway.

TO LET—SECOND LOFT, 14 BARCLAY, NEAR Broadway, 25x80; possession at once.

GUSTAVUS BAYLIES, 7 Murray.

TO LET-ONE LOFT, 50X75, STEAM POWER, HEAT and elevator; two Lefts, 45x50, steam, heat and power 433 West 42d st.

TO LET-FOUR STORY FACTORY, WELL LIGHTED, 4 FLOORS, 25X50; ONE FLOOR, 38X50, WITH OR ithout power; fine light, 520 and 522 West 43d st. 56 PRINCE ST., NEAR BROADWAY.-STORE AND ofts, 5x94; new and light. 43 LISPENARD ST., JUST OFF BROADWAY,— mail Store to rent at \$1,600. RICHARD V. HARNETT t CO., Agents, 71 and 75 Liberty st.

44TH ST., EAST, 246,-TWO UPPER LOFTS, 24X70; iight all around; steam heat, elevator; mederate rent. 126 LIBERTY ST., SOUTHWEST CORNER Greenwich st. Desirable Offices, having north light and every modern mprovement; very low rentals to desirable tenants; no RICHARD V. HARNETT & CO., Agents, 71 and 73 Liberty s

834 BROADWAY, NEAR 3TH ST.-OFFICES TO ot; clevator; steam heat; \$120 to \$480 per annum. OWELLING HOUSES TO LET. Furnished.

FURNISHED HOUSE TO LET-46TH ST., NEAR

5th av.; rout\$300 a month.

E. A. CRUIKSHANK & CO., 176 Broadway.

Unfurnished.

A.-A.-9 EAST 85TH ST. FOUR STORY HIGH stoop private House, also two story private stable; all improvements steam heat; reasonable rens to responsible parties; watchman on premises. Apply to W. L. HAMERSLEY, 7 Fine st. A.—HAMDSOM: TEN ROOM STONE DWELLINGS, shinet trim, every improvement; immediate possession; 442 East 116th st. 8800; 192 East 114th st. 8800; 19erationcessions till May I. Keys at MURRAYS, 2,080 3d av.

A FOUR STORY BROWN STONE HOUSE, 181 WEST 58th st., just put in therough order, \$1,800; possession at ones.

JAMES R. WATERLOW, 6th av., corner 50th st. possession.

JAS R. WATERLOW, 6th av., corner 50th st.

A THREE STORY AND BANEMENT BRICK HOUSE, 436 West 334 st., just put in thorough order, \$45 moeth; possession. JAS. R. WATERLOW, 6th av., corner 50th st. JAS. R. WATERLOW, 6th av., corner 50th st.

A.—BLOCK AND HALF FROM "L" STATION, 125TH
st. and 8th av.; three story brick, 11 rooms; perfect
order; 8840. (ORTER & CO., 21) West 125th st.

DESIRABLE HOUSES, UNFURNISHED AND FURnished, all parts of the city.
FOLSOM BROTHERS, 824 Broadway, near 13th st.

FIRST CLASS THREE STORY BROWN STONE Dwelling, artistic decorations; station at corner, 232 East 116th st.

FOUR STORY BROWN STONE, 55TH ST. NEAR Broadway; good neighborhood; moderate rent; immediate possession. ASHFORTH & CO., 1519 Broadway.

THREE STORY BRICK AND BROWN STONE, Briglish basement House; nine rooms and bath; rent 855; 240 East 82d st. WALTER REID, 1,472 3d av.

LIOTH ST., 27 EAST, NEAR 5TH AV.—A THREE story high stoop House to let; 285 per month.

R. B. DREW & CO., I West 27th st.

315 LEXINGTON AV., ON MURRAY HILL, BROWN stone front high stoop three story and basement dwelling, in fine condition. Inquire of Mrs., JOHN KELLY, 34 East 63th st., or of GOLD, BARBOUR & CORNING, 18 Wall st.

FURNISHED ROOMS AND APARTMENTS TO LET.

5TH AV. 161-THREE FLOORS, SO FERT: SUITES, single Rooms, furnished, unfurnished; Officea, Studios, Photographer's Gallery.

1TH ST., 54 EAST, NEAR ST. DENIS HOTEL-DE-sirable furnished sunny, large, small Rooms and Parliers; references. references.

M.12TH ST., 47 WEST.—PLEASANT AND DESIRABLE double and single Rooms in a very quiet house. 16TH ST., 35 WEST.—NICELY FURNISHED COM-ortable Rooms, on suite; also large and hall Rooms for

18TH ST. 308 EAST.—IN FINE HOUSE, TWO CON-tecting, handsomely furnished Rooms, plane, to rent; masonable price. 18TH ST., 236 EAST.—LARGE HALL ROOM TO GEN-19TH ST., 50 WEST.-HANDSOMELY FURNISHED args Room, also hall Rooms, for gentlemen; house first 19TH ST., 338 WEST.-PARLOR AND BASEMENT Floor to let in private house. Call Tuesday morning.

20TH ST., 219 WEST.-SMALL FRONT PARLOR, with bedroom, furnished, in fashionable house. Address TACCHELLA. ZOTH, 350 WEST.—CONNECTING ROOMS; RUNNING WATER; \$4. Also handsome Parlor, with folding bed.

2187 ST., 147 EAST (NORTH GRAMSKCY PARK).—Handsomely furnished Rooms to let; breakfast if desired; reference.

sired; reference.

22D ST, 314 WEST.—BRAUTIFULLY FURNISHED large from Room in physician's private house; no children; good neighborhood; gentlemen preferred; moderate; references.

20TH ST, 105 WEST.—TWO LARGE, WELL LIGHTED, stylishly furnished Rooms; suitable for two gentlemen each.

agrin stylinisty definition of the very content of the period of the per nces exchanged.

20TH, 103 WEST.—PRETTILY FURNISHED, CHEER.
ul front Basement with use of kitchen, at a reasonable

ental.

318T ST., 257 WEST.—SKOOND FLOOR DESIRABLE
Rooms, together or separate, with American family;
urnished completely for light housekeeping; homelike,
comfortable; perfect order; hear "L" station; references. 32D ST. 32 WEST. NEAR ATH AV -HANDSOMELY fournished Rooms for rentlemen only, without board.

35TH ST. 372 WEST.-FURNISHED ROOMS FOR housekeeping: accommodation for washing; also hall Rooms from \$1.50.

4187 ST., 143 WEST.-NICELY FURNISHED SEC-and Floor; also large Room; gentlemen only. 42D ST. 243 WEST, NEAR BROADWAY .- LARGE and small Rooms, singly or an suite: Hoard optional and small rooms, stary of en suite; foard optional.

43D ST, 255 WEST, -HOSTON FAMILY WILL LET
two Rooms low to permanent partie; central location.

45TH ST, 17 WEST, -TWO HANDSOME ROOMS,
with two closest; one with hot and cold running water,
bath adjoining, &c.: French family; reference.

46TH ST, 214 WEST, NEAK HROADWAY, -HANDsomely furnished back Parior; sike Room on second
floor: private bath; all conveniences. 49TH ST., 64 EAST.—NICELY FURNISHED ROOMS to let, only \$2 per week and upward.

FURNISHED ROOMS AND APARTMENTS TO LET.

SIST ST., 301 WEST - A FEW NIUBLY FURNISHED Rooms; bath, bost, &c. 58D ST., 222 EAST.—A NEATLY FURNISHED BAGG Parlor, with adjoining bedroom, to let. 59TH ST., 67 EAST.—FIRST FLOOR, NEWLY FUR-nianed, for conservators of music, doctor or dentiet. History St., 210 WEST-TWO WALL FURNISHING ROOMS; near "L" station; private family. Agent's bell, 288 W ST 12TH ST.-NIGELY FURNISHING ROOMS for housekeeping; plenty closets; front Parior; gas, bath; rensemable.

CUMBERLAND,
Broadway, 5th av. and 22d st.
Cheerful cosesy Apartments for bachelors from \$5 up,
including heat. lighs attondance, ice water. &c.
Elovator rans al. night.
Convenient to principal, clubs, theatres and hotels.
E. A. CRUIKSHANK & CO., 176 Broadway.
CLINTON PLACE, 31.—LARGE AND SMALL ROOMS,
single or on suite, by day or week; large Rooms from \$1
up par day. GENTLEMEN. TWO MINUTES FROM GRAND CEN-tral Depot. Parier and two Bedrooms, second floor. 197 East 46th.

THE PERCIVAL.

Pannaci's Hotel, Sosbright, N. J.

UNFURNISHED ROOMS AND APARTMENTS TO LET.

TO WEST 102D ST.—FINEST FLATE IN THE CITY;
halls heated; all improvements. Apply janiter.

CHEAPEST ROOMS OFFERED—TWO, THREE,
four and six rooms, from Sci to 220 month; good location;
near 7th av. Apply 160 West 28th at, FREE RENT TILL MARCH 1-THREE ROOM partments; only \$10 monthly. 533 West 49th st. NGS, 16 AND 18 WEST 135TH ST.-FLATS OF FIVE come and bath, rebted cheap, with one month's rent free; hally heated; all improvements; quiet neighborhood. Call immediately on janiter on premises.

PHYSICIAN CAN HAVE PRONT AND BAUK PAR-ler unfurnished in 5rst flat with quiet couple; 60th st. and Fark. H., 300 Herald Uptown.

TO LET-PARLOR FLOOR, WITH FOUR LARGE rooms, 217 Forsyth st. Inquire milk store, 208 Forsyth st.

FLATS. A FAMILY GOING SOUTH WILL RENT NICKLY formished sonny Anartment, seven and bath; sell Furniture if desired; location West 23d. A. L., 300 Hersid Uptown. A COMPLETELY FURNISHED SEVEN ROOM FLAT. China, Lines and Silver, \$10. Janker, 64 West 100th at HANOSOME, FURNISHED FLAT. SEVEN ROOMS and bath, rent \$75 per menth, in splendid locality; or Furniture for sale at a sacrifice; near "L" station. Apply HENRY H. DREYER, 1,803 9th av. 62 AND 64 WEST 93D,-NICELY FURNISHED, near "L" station; one-half rent free till May 1. Apply HENRY H. DREYER, 1,603 9th av.

To Let-Unfurnished.

ANY ONE ABOUT TO RENT AN APARTMENT should examine the

BROCKHOLST HOTEL

Apartment House, S5th st, and Columbus av.
A new departure: a creat success; only four suites left out of 35; from three to nine rooms each; with or with out kitchen; unfurnished.

BESTAURANTS, BARBER'S SHOP, &C., elegantly appointed, all in bonse; magnificent marble and only cutrance hall; passenger and freight elevators run all night.

The privacy of a home, with all the conveniences of a hotel, at the price of an ordinary flat. Nothing like them in the city.

A.—

THE MONTANA.

No. 35 Mount Morris av., cornor 124th st., fronting work side of Mount corris Park.

STRICTLY FIREPROOF AND FIRST CLASS;

STEAM HEAT AND FIRST CLASS;

STEAM HEAT AND BLEVAPURS;
seven to nine large rooms, all light; cabinet trim and hardwood doors; bathrooms and balls side; handcomely decorated; rents \$1,000 to \$1,400; 25 per cent less than any other first class apartments in the city; also large, handsome Stadio and Bachelors' Apartments.

Owner on premises. Send for pamphilet.

A.-A.-A.

THE MARLBOROUGH,
338 and 350 West 58th st.
A few choice apartments to lease,
Ereproof building. two passenger elevators, colored attendance; Apply to superintendent.

A.—THE MILANO

(ABSOLUTELY FIREPROOF),

127 West 58th st.

centre of block, between 5th and 7th avs.,
is the most exquisite apartment house in the city and
only recently completed; now ready for occupancy; inspection invited; agents in building.

A.—EDGAR APARTMENT HOUSES.—A

Elegantly decorated steam heated Apartments of
city tandom and bare conductor,
isnitor and hair boundance;
every convenience for more west west with set.

A.—MODEL—REDUCED RENTS: HEST VENTI

A.—MODEL-REDUCED RENTS: HEST VE NTI-lated, elegantly decorated, superior light; private h, alle-hot and cold water, stone tabs, refrigerators, crusame, all-gratus; most desirable four room Flats in the city, for small, respectable families; references required, 48 Porry st. See junitrees.

AT 101 WEST 48TH ST.-FIRST AND SECOND Flats, six rooms, &c., all improvements, \$35 and \$40 month; also a first corner Flat, \$50. JAS. R. WATERLOW, corner 6th av. and 50th st. ALEXANDRA, CORNES 6TH AV. AND 518T ST.— Desirable Flats, seven rooms, &c.; steam heated; sil 'n, complete order; rents 850 to 870. JAS. R. WATERLOW, 6th av., corner 50th st.,

AT THE UNION, 117 WEST 50TH ST.—DESIRABIL Plats, savon roums: private halls, &c., all in fine order; rents SSO to SSO; janifor on premises.

JAS. R. WATEMLOW, 6th av., corner 50th st. A.-A. THE SHERMAN,
NOS. 155 TO 161 WEST 48TH ST.
Seven rooms and bath; newly decorated; cablinet finish;
heat, elevator. Superintendent on the premises.

AT NO. 77 WEST STIH ST. FOURTH FLAT, SEVEN rooms and bath; all light, docorated and ateam hea Apply to janitor at No. 75. A VERY DESIRABLE APARTMENT TO LETIN THE Sasex, No. 35 West dist at; close to elevated. Inquire of janitor or POWER, 520 Columbus av. A .- BE SURE YOU LOOK AT THE SEVEN ROOM single steam heated Plats at 70 East 116th st.; rent \$32 to \$34. to \$54.

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A SIX ROOM FLAT: BATH, STEAM HEAT; PRIvate hall; decorated. 386 Manbattan av., near 116th st.

yate hall; decorated. S85 Manhattan av., near 116th st. BEL AIR FLARS, 114 TO 122 WEST 01ST ST.-BEfore deciding look at these cover Flats; only a few vacancles; two blocks from Cestral Park and Sixth and Nisth accounts. L. roads: refined and gunbool; rent about \$55. Inquire office, 118, basement.

N. R.-Pleasa note above numbers. ORNER BARROW AND BEDFORD STS.-LIGHT.
holes four to seven room single Flats.
GOODRICH & WOODCOCK. GOODRICH & WOODCOCK.

ELEGANT, LIGHT, STEAM HEATED, DECORATED Apartments, near Central Park; terms liberal, 38 West

64th st.

ELEGANT SINGLE FLATS.—RIGHT LARGE LIGHT rooms and bath; all steam heated; no shafts; all improvements. Janitor, 68 and 70 East 122d st. PRANKLIN —HANDSOMBLY DECORATED FLATS, sevon rooms, 55 East lith et.; halls heated; all modern improvements; \$35 to \$55.
FOLSOM BROTHERS, 834 Breadway.

FOLSON BROTHERS. S34 Broadway.

FLATS WITH LANGE KITCHENS. BOILERS. IMproved washtubs; handsomely decorated rooms. 763 9th
av. near 48th st.

FLATS AND APARTMENTS, UNFURNISHED AND
furnished, all parts of city.

FOLSOM BROS., S34 Broadway, near 18th st.

FLATS OF SIX BROOMS AND BATH; ALL IMprovements; 140 West 36th st., near Broadway; rents \$35to \$50.

HANDSOME FLAT OF SEVEN ROOMS, 24 WEST
59th st., near Plaza Hotel; all improvements; possession
at once if required; reasonable rent. Apply on premises
or ISS Broadway, room 1. PORTSMOUTH AND HAMPSHIRE,

PORTSMOUTH AND HAMPSHIRE.

38-50 West 2th at.,
eleganity decorated Apartments to let;
\$200 up
steam boat, elevators, ball boys, &c.
CRUINSHANK & CO., 176 Broadway.

RENT FREE TO MAY 1—HANDSOME FLAT, SEVEN
rooms, all improvements; first class location; possession
at onca. Apply 183 Broadway, room 1.

SINGLE FLATS.
Nos. etc 12 East 55th at.,
eaten large rooms and bath,
cabinet feitsh;
steam heat; all improvements;
rents 40 to 850.
Apply to janitor.

SINGLE FLATS. SIX ROOMS, BATH, &C.; EVERY
improvement; private block; rents 850 and 323.
THE WESTERLY.—HANDSOMELY DECORATED
Plats, eight rooms, 103 West 54th st.; all modern improvements; stoam heat; possession; 540 to 275.
FOLSOM BROTHERS, 834 Broadway.

THREE ROOMS AND BATH, FIRST ELOOR; RENT

THREE ROOMS AND BATH. FIRST ELOOR; RENT \$50. The Winchester, 1,244 Broadway, above 31st st. 2 VERY DESIRABLE SUITES, SEVEN ROOMS AND bath; all light, decrated, steam heated; single house. 1,989 7th av., between 119th and 120th Ste. 6TH AV., 420 TO 57TH STS.—SEVERAL DESIRABLE Flats to rent, \$35 to \$55 month. JAS. E. WATERLOW, 6th av., corner 50th st. 11TH ST., 338 WEST.—CHOICE THREE AND FOUR room Apartments; improvements; new flat.

GOODRICH & WOODCOCK.

GOODRIGH & WOODCOCK.

22 WEST COTH ST. (HIGH CLASS, CARRFULLY kept house, ateam heated). -First Flat, light and quiet; \$50. Owner in house.

GOTH ST. 14 WEST.-ELEGANT SINGLE APARTment, first floor, eight rooms; steam heated; hall attendance. ance.

270 WEST 12TH ST.-ALL STRAM HEATED FOUR room and bath Flats, \$25 GOODRICH & WOODCOCK.

Wanted.

AN UNFURNISHED FLAT, IN GOOD LOCATION; must be light and airy. Address, giving terms and particulars, WEST SIDE, Horald office.

BY RESPONSIBLE TENANT FURNISHED FLAT; not over \$37 month; possession immediately.

Palmer, 101 West 14th st.

FALMER, 101 West 14th st.

EURNISHED FLAT WANTED: STEAM HEATED;
not above third floor; below 42d; sive particulars.

HAMPTON, Herald Uptown.

WANTED—BY A UDUPLE WITHOUT GELLDISIN,
small Flat, all improvements, below 50th st.; about \$5.5,
\$50. Address L. S., 248 Herald Uptown.

WANTED—COMPLETELY FURNISHED FLAT IN
good neighborhond: family of three, Address IMMEDIATELY, 1,227 Brondway.

S6TH ST., 116 EAST.—LARGE ROOMS, HANDSOMELY furnished, modern private house, all conveniences; gentleman or two.